



OAK STREET PLANNING AREA PROJECT UPDATE

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10/25/21

WORKSESSION INTRODUCTION

- This work session focuses on City Council Goal Objective 2.5 for FY 2021:

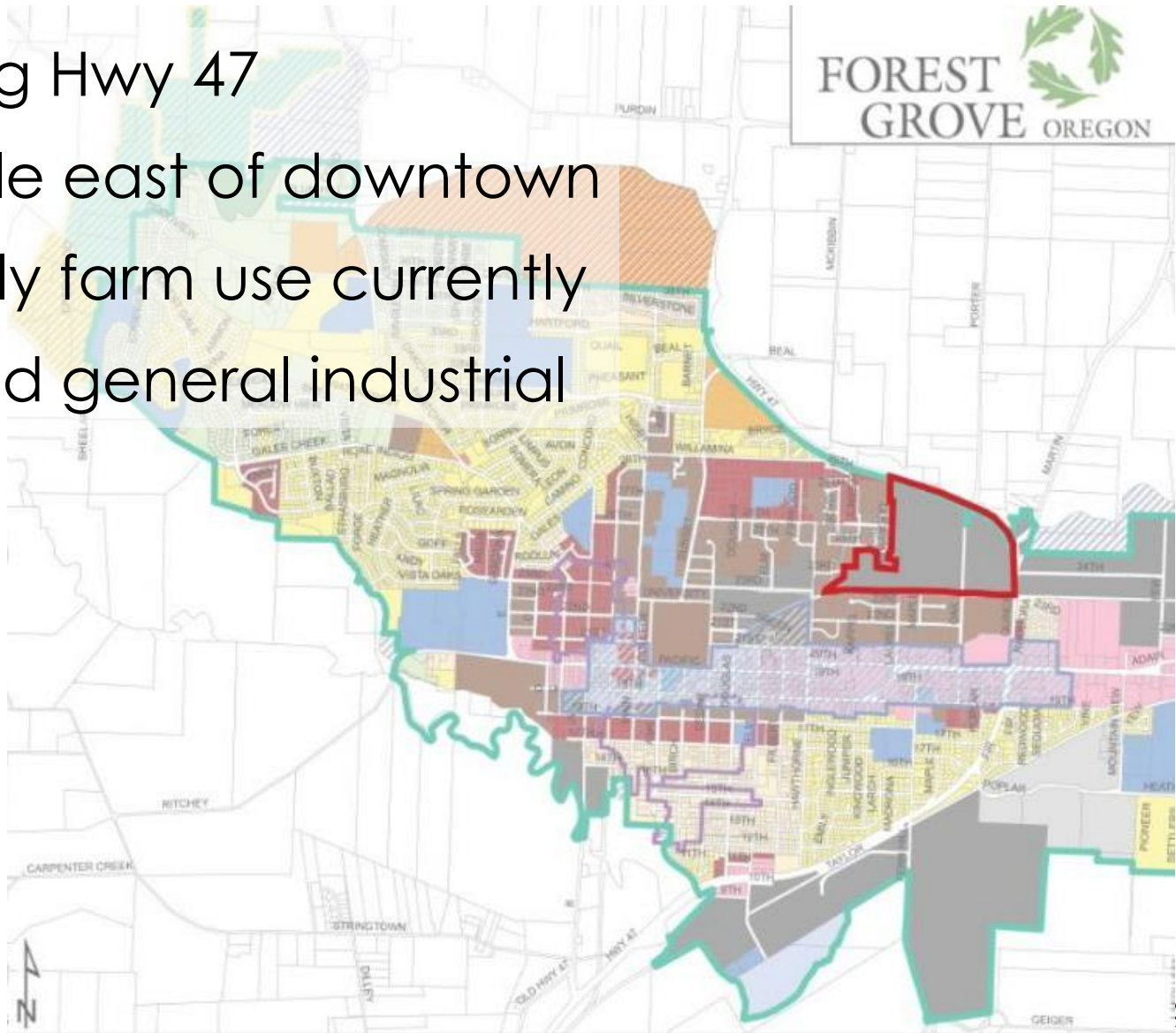
“Develop the Oak Street plan in accordance with our long-term commercial and industrial supply goals and alignment with the City’s economic opportunities.”

WORKSESSION PURPOSE

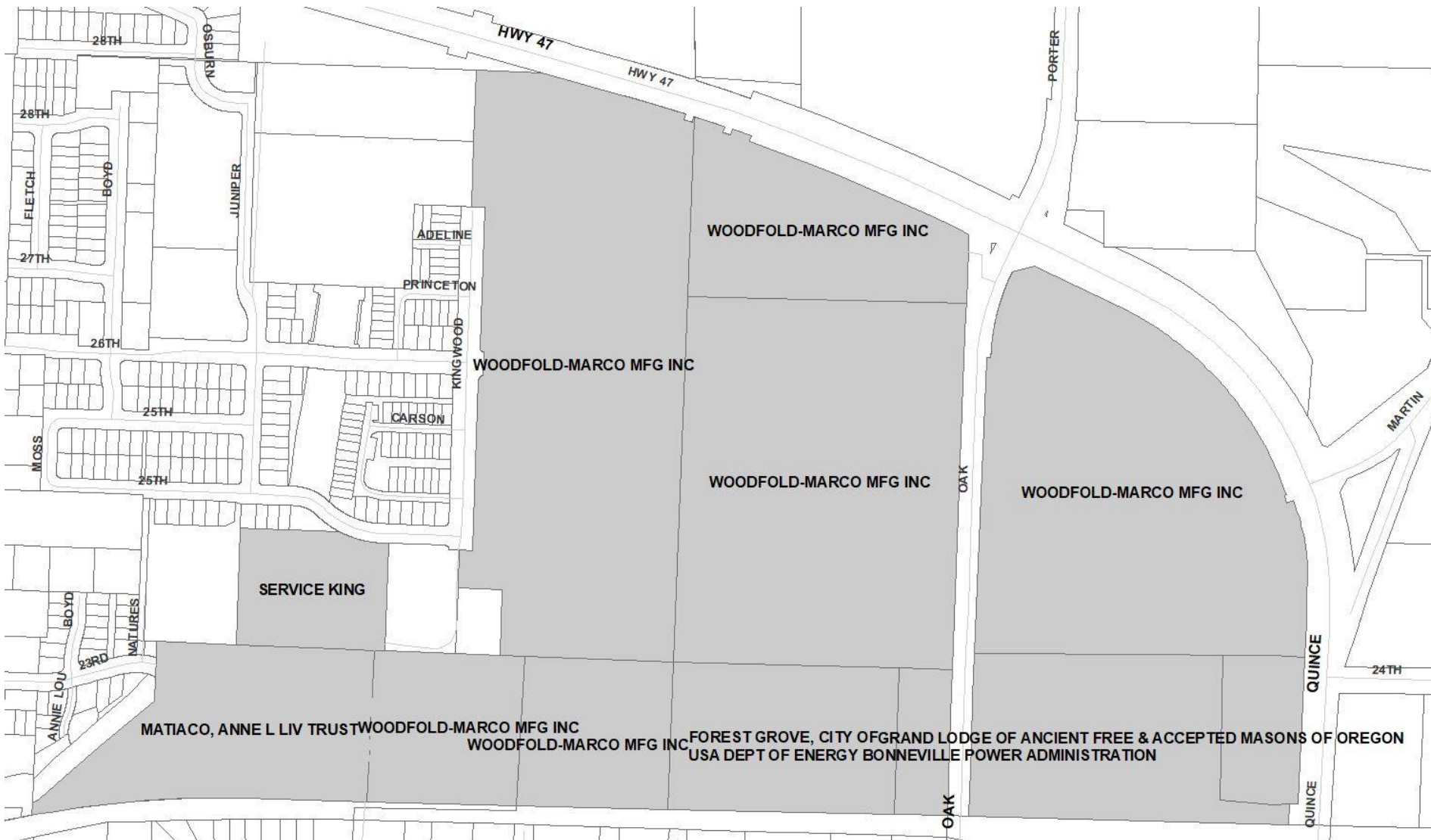
- ❑ The purpose the work session is to provide an update to City Council on the planning work completed for the Oak Street area.
- ❑ The work session will also inform City Council of a request from the largest property owner in the planning area (Woodfold) asking the City pause any decision changing the allowed land affecting the owner's property.

PLANNING AREA

- Along Hwy 47
- ½ mile east of downtown
- Mostly farm use currently
- Zoned general industrial



OAK STREET AREA PARCELS



PLANNING OBJECTIVE

- ❑ The Oak Street planning area has been identified for industrial uses since at least the 1980s.
- ❑ The area remains largely undeveloped.



PLANNING WORK COMPLETED

- ❑ The City retained a consulting team to involve property owners and prepare technical analysis supporting possible land use changes.
- ❑ A preferred land use concept was prepared taking into account property owner plans, at the time, and the technical analyses.

PROPERTY OWNER REQUEST

- ❑ The biggest land owner in the Oak Street area (Woodfold) participated in the planning process from the beginning.
- ❑ Woodfold was open to and expressed support for residential development on their land.
- ❑ However, as the planning process progressed, Woodfold was approached by a data center development company who expressed interest in the Woodfold property.
- ❑ The Woodfold property is adjacent to City and BPA electrical substations.

PROPERTY OWNER REQUEST

- ❑ Woodfold and the developer entered into an agreement based on the existing industrial zoning classification for the property.
- ❑ The agreement includes an initial six-month inspection (due diligence) period which expires in November.
- ❑ The agreement allows four extensions of up to three months each.

PROPERTY OWNER REQUEST

- ❑ As a result of the agreement with the developer, Woodfold has asked the City to pause any decision making land use changes to the Woodfold property.

MOVING FORWARD

- ❑ While the City could continue with the Oak Street planning process and the City could adopt land use changes for the Oak Street area, staff sees no harm in pausing further action at this time.
- ❑ Pausing work on the planning process does not prevent the other property owners from requesting land use changes for their properties if desired.

NEXT STEPS

- ❑ To date, no application seeking land use approval for an industrial development has been filed with the City.
- ❑ Staff recommends the City continue to work collaboratively with Woodfold and the other property owners in the Oak Street area.
- ❑ As more becomes known staff will inform City Council of next steps through the City Manager's report provided to Council at each meeting.

QUESTIONS/ DISCUSSION